



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

71, 1155 Falconridge Drive NE
Calgary, Alberta

MLS # A2254821



\$329,900

Division:	Falconridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,113 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Garden		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 364
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: None

Affordable Townhouse in Falconridge NE. This townhouse has been fully renovated with a finished basement and ready for move-in. Main Floor offers a bright living room, fully equipped kitchen with ample cabinetry, a dining room with a sliding door looking out to the back yard. Upper Floor boasts 2 bedrooms of very good-sized and a full updated bathroom. Basement is finished with vinyl flooring, a big rec room and another room could be utilized as a home office. Plenty of room for your family. Outside, enjoy your private fenced yard—perfect for summer BBQs or a safe play area for kids and pets. This unit also comes with an assigned parking stall and is conveniently located close to schools, playgrounds, shopping, transit, and major roadways, making daily commutes a breeze. The price is unbeatable for a move-in ready townhome with a finished basement and low condo fee. This 2-storey unit is perfect for first-time buyers, investors, or families looking for an affordable home in a great location. Book your showing today and unlock the potential of Falconridge living.